

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.2 (243.1 & 2) to permit a front yard setback of 35' instead of the required 75' and to permit side yard setbacks of 30' and 10' instead of the required 50' and the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

Side yard and set back regulations today do not permit use of property

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: Johnston
Whitford Taylor Preston Trimble &
(Type or Print Name)
Address 401 Washington Ave., Suite 800/321-9505
City and State Towson, Maryland 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
City and State _____
Phone No. _____
Attorney's Telephone No.: 825-5512

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of December, 1981, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.
(over)
Sunday
9/21/81

ORDER RECEIVED FOR FILING
DATE March 19, 1982

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
September 23, 1981

Mr. William W. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #51 (1981-1982)
Property Owner: The Colonial Company
E/S Woodlawn Dr. 150' S. of Dogwood Rd.
Acres: 1.5 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 16010 executed in conjunction with the development of Meadows Industrial Park, of which this property is a part of "Plat of Meadows Industrial Park", recorded W.J.R. 27, Folio 21, and is indicated as Lot 1-G of "Revised Plat Meadows Industrial Park", recorded E.H.K., Jr. 45, Folio 137.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for the public utilities therein; any damage sustained would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property is tributary to the Gwynns Falls Sanitary Sewerage System, subject to State Health Department Regulations and Allocations.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Item #51 (1981-1982)
Property Owner: The Colonial Company
Page 2
September 23, 1981

General: (Cont'd.)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 51 (1981-1982).

Very truly yours,

[Signature]
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

L-SE Key Sheet
8 NW 23 Pos. Sheet
NW 2 F Topo
88 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 20, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ernest Trimble, Esquire
Suite 200, Lafayette Bldg.
40 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 51
Petitioner - The Colonial Company
Variance Petition

Dear Mr. Trimble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the east side of Woodlawn Drive south of Dogwood Road, consists of vacant wooded land zoned M.L. (Manufacturing, Light). To the south and west is vacant land zoned D.R.5.5 and M.L., respectively, while individual dwellings, zoned D.R.5.5 exist to the north.

Because of your client's proposal to construct an office building on this property this variance hearing is required.

When this petition was originally submitted, the site plan only indicated a building envelope. However, it was my suggestion that a proposed building be shown. After discussion with your client and his surveyor, it was decided that both a proposed building location and building area would be shown on revised site plans. This was done to allow flexibility in the final layout of your client's proposed building. This matter should be clearly addressed at the hearing in order to alleviate any possible future problems.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, while revised plans, indicating proposed landscaping, should be provided at the hearing.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 26, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #51, Zoning Advisory Committee Meeting, September 8, 1981, are as follows:

Property Owner: The Colonial Company
Location: E/S Woodlawn Drive 150' S. of Dogwood Road
Acres: 1.5
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is located in the Gwynns Falls Sewer Area and in a Traffic Level of Service Area controlled by a "D" level intersection.

The site plan should be revised to show landscaping.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

Item No. 51
Variance Petition
November 20, 1981

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

cc: KCV Consultants
744 Dulany Valley Court
Towson, Maryland 21204

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 24, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 51 - ZAC - September 8, 1981
Property Owner: The Colonial Company
Location: E/S Woodlawn Drive 150' S. of Dogwood Road
Existing Zoning: ML
Proposed Zoning: Variance to permit a front yard setback of 35' in lieu of the required 75' and to permit side yards of 30' and 10' in lieu of the required 50'.

Acres: 1.5
District: 1st.

Dear Mr. Hammond:

The proposed office building can be expected to generate approximately 150 trips per day.

The requested variances are not expected to cause any traffic problems.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: September 23, 1981

FROM: Ian J. Forrest
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #47 - Joseph and Rose Wilder
- Item #51 - The Colonial Company
- Item #52 - Frank J. Currier, Sr.
- Item #54 - James G. and Laurel P. Strassberger
- Item #56 - Eole B. Maranto
- Item #59 - Joseph Carpentieri
- Item #60 - Walter and Brenda Leona Scott
- Item #61 - Kenneth M. Hall, Sr.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/fth/MS/JMP



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Colonial Company

Location: E/S Woodlawn Drive 150' S. of Dogwood Road

Item No.: 51

Zoning Agenda: Meeting of September 8, 1981

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *George M. Nagand*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

RE: PETITION FOR VARIANCES : BEFORE THE
E/S of Woodlawn Drive, 150' S of : ZONING COMMISSIONER
Dogwood Road - 1st Election District: :
The Colonial Company - Petitioner : OF
NO. 82-130-A (Item No. 51) :
: BALTIMORE COUNTY

... ..

This matter comes before the Zoning Commissioner as the result of a Petition for Variances to permit a front yard setback of 35 feet in lieu of the required 75 feet and side yard setbacks of 30 feet along the northernmost property line and 10 feet along the southernmost property line in lieu of the required 50 feet and 30 feet, respectively.

Mr. Charles A. Knott, President, The Colonial Company, the petitioning body corporate, testified that the property was purchased in 1950 and is part of the Meadows Industrial Park located to the northeast of the subject site. He stated that the requested variances would provide a total of 12,250 square feet of rentable office space; whereas, without the requested variances, a one-story building could only contain 6,000 square feet—an area not economically feasible in this M.L. (Manufacturing, Light) Zone. J. Norris Byrnes, representing the petitioner, submitted a site plan, prepared by KCW Consultants, dated August 27, 1981, and marked Petitioner's Exhibit 1, depicting the location and configuration of the proposed office building, as well as the location of the 46 proposed parking spaces.

A review of Petitioner's Exhibit 1 indicates that the subject property, located on the east side of Woodlawn Drive, approximately 150 feet south of Dogwood Road, contains 1.5 acres of land and is bounded by a storm drain reservation and utility easement located in a D.R.5.5 (Density, Residential) zone on the south, additional M.L. (Manufacturing, Light) zoned land on the west, homes in a D.R.5.5 Zone on the north, and part of the Meadows Industrial Park and the storm drain reservation and utility easement located in a D.R.5.5 Zone on the east.

ORDER RECEIVED FOR FILING

DATE *March 10, 1982*

BY *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
Date: September 9, 1981

FROM: Sharon M. Caplan
Economic Development Commission

SUBJECT: Item #51 - Property Owner: The Colonial Company
Location: E/S Woodlawn Drive 150' S. of Dogwood Road
Existing Zoning: ML
Proposed Zoning: Variance to permit a front yard setback of 35' in lieu of the required 75' and to permit side yards of 30' and 10' in lieu of the required 50'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMCjet

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Sept. 3, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: Sept. 8, 1981

RE: Item No: 47, 48, 49, 50, 51
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALFSKY JR.
DIRECTOR

September 25, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #51 Zoning Advisory Committee Meeting, September 8, 1981

Property Owner: The Colonial Company
Location: E/S Woodlawn Drive 150' S. of Dogwood Road
Existing Zoning: ML
Proposed Zoning: Variance to permit a front yard setback of 35' in lieu of the required 75' and to permit side yards of 30' and 10' in lieu of the required 50'.

Acres: 1.5
District: 1st

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Professional Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: As no structure is indicated the applicant should be made aware of the requirements of height, area and fire separation distances, in Article 3 of the Baltimore County Code, as they will directly affect the setbacks, type of construction and possibly the cost of the proposed structure. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Area residents cited the possibility of an increase in storm water run-off, the dumping of trash into the adjacent storm drain reservation near Lot 2-G of the industrial park, the aesthetic effect of the improvement on the vacant lot, traffic on the streets of the community, and vehicular parking unrelated to the proposed office use as their reasons for opposing the instant petition. A plat marked to indicate the areas affected by ineffectual storm drainage (Protestants' Exhibit 1) and ten photographs showing the topography, the storm drainage course, and the debris accumulated in the storm drain (Protestants' Exhibit 3) were submitted in support thereof. In addition, a signed petition (Protestants' Exhibit 2) was submitted by those in opposition to "...the continuous dumping of construction wastes on Lot 2-G Meadows Industrial Park by Knott Industries, and...the granting of a variance to zoning, case 82-130-A for a proposed one-story office building on Lot 1-G Meadows Industrial Park."

Section 253.1.A.33 of the Baltimore County Zoning Regulations provides for offices or office buildings as a use permitted by right in an M.L. Zone. Were it not for the configuration and location of the proposed improvement, together with the lot size and shape, the office building could be constructed without benefit of a public hearing. In this regard, Mr. Knott stated that if the size of the improvement were reduced in order to meet the setback requirements, the use would not be feasible, thereby creating a practical difficulty and unreasonable hardship. While this is undoubtedly true of this particular proposal, other locations, configurations, and heights are possible without the need for variances. Consequently, the variances should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1982, that the Petition for Variances to permit a front yard setback of 35 feet in lieu of the required 75 feet and side yard setbacks of 30 feet along the northernmost property line and 10 feet

ORDER RECEIVED FOR FILING

DATE *March 10, 1982*

BY *[Signature]*

along the southernmost property line in lieu of the required 50 feet and 30 feet, respectively, is hereby DENIED.

John W. Hession, III
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Woodlawn Dr., 150' :
S of Dogwood Rd., 1st District : OF BALTIMORE COUNTY
THE COLONIAL COMPANY, : Case No. 82-130-A (Item 51)
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of November, 1981, a copy of the foregoing Order was mailed to Ernest C. Trimble, Esquire, Whiteford, Taylor, Preston, Trimble & Johnston, 2000 First Maryland Building, 25 S. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

THE COLONIAL COMPANY PETITION * BEFORE THE COUNTY BOARD
FOR VARIANCES *
E/S of Woodlawn Drive * OF APPEALS
150' S of Dogwood Road - 1st *
Election District *
No. 82-130-A (Item No. 51) *

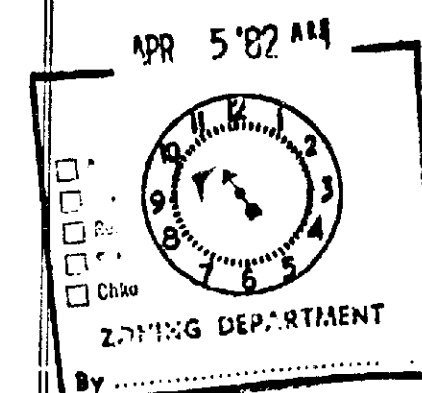
NOTICE OF APPEAL

Mr. Clerk:

Please note an Appeal from the Order of the Zoning Commissioner dated March 10, 1982 denying Petitioner's Request for Variances.

Norris Byrnes
NORRIS BYRNES
Whiteford, Taylor, Preston,
Trimble & Johnston
2000 First Maryland Building
25 S. Charles Street
Baltimore, Maryland 21201
301-752-0987

I HEREBY CERTIFY that on this 2nd day of April, 1982, a copy of the foregoing Notice of Appeal was mailed to William E. Hammond, Esquire, Zoning Commissioner, County Office Building, Towson, Maryland 21204 and to Peter Max Zimmerman, Esquire, Deputy People's Counsel, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.



Norris Byrnes
NORRIS BYRNES

THE COLONIAL COMPANY PETITION * BEFORE THE COUNTY BOARD
FOR VARIANCES *
E/S of Woodlawn Drive * OF APPEALS
150' S of Dogwood Road - 1st *
Election District *
No. 82-130-A (Item No. 51) *

PETITION FOR APPEAL

Now comes THE COLONIAL COMPANY, by its attorney, J. Norris Byrnes, and petitions the County Board of Appeals to reverse the Order of March 10, 1982 and to grant the variances requested and for reason says:

1. To require the Petitioner to strictly comply with the setback regulations would result in a practical difficulty and an unreasonable hardship.
2. The property is located in an Industrial Park and the presumption of the correctness of this zoning should outweigh any requirement that Petitioner "strictly comply with the setback regulations", especially in view of the practical difficulty which would result.

3. The Zoning Commissioner erroneously relied on complaints from surrounding landowners concerning an unrelated problem that they were apparently experiencing dealing with the dumping of construction waste in the Industrial Park.

4. The granting of the relief sought in this Petition would cause no substantial injury to the public health, safety or general welfare of the surrounding community.

WHEREFORE, the Petition requests this Board to pass an Order:

- a) Reversing the decision of March 10, 1982 denying its Request for Variances;
b) Granting Petitioner's Request for Variances; and

ORDER RECEIVED FOR FILING

DATE *March 19, 1982*

BY *John W. Hession, III*
ADMINISTRATIVE ASSISTANT

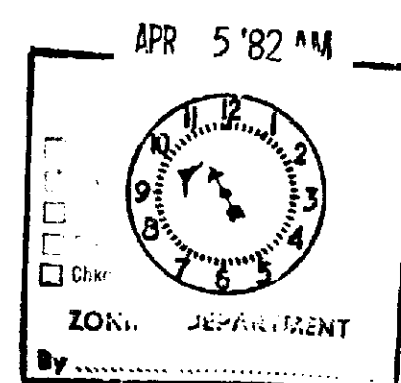
- 3 -

c) For such other and further relief as the nature of its cause may require.

Norris Byrnes
NORRIS BYRNES
Whiteford, Taylor, Preston,
Trimble & Johnston
2000 First Maryland Building
25 S. Charles Street
Baltimore, Maryland 21201
301-752-0987

I HEREBY CERTIFY that on this 2nd day of April 1982, a copy of the foregoing Petition for Appeal was mailed to William E. Hammond, Esquire, Zoning Commissioner, County Office Building, Towson, Maryland 21204 and to Peter Max Zimmerman, Esquire, Deputy People's Counsel, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Norris Byrnes
NORRIS BYRNES



IN THE MATTER OF THE APPLICATION OF THE COLONIAL COMPANY FOR VARIANCE FROM SECTION 255.2 (243.1 & 2) OF THE BALTIMORE COUNTY ZONING REGULATIONS E/S of Woodlawn Drive 150' S. of Dogwood Road 1st District : BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY : OF BALTIMORE COUNTY : BALTIMORE COUNTY : No. 82-130-A

AMENDED ORDER

Upon reconsideration of the record in this case, the Board hereby amends, nunc pro tunc, its original Order, dated February 23, 1983, to provide that the variance granted therein is subject to the agreed conditions that the building be no higher than two (2) stories.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Keith S. Franz
Keith S. Franz

Date: March 24, 1983

IN THE MATTER OF THE APPLICATION OF THE COLONIAL COMPANY FOR VARIANCE FROM SECTION 255.2 (243.1 & 2) OF THE BALTIMORE COUNTY ZONING REGULATIONS E/S of Woodlawn Dr. 150' S. of Dogwood Road 1st District : BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY : OF BALTIMORE COUNTY : BALTIMORE COUNTY : No. 82-130-A

OPINION

The above captioned matter came on for hearing before the Board of Appeals from a decision of the Zoning Commissioner, dated March 10, 1982, denying the requested variances.

At the inception of the hearing James Norris Byrnes, Esq., representing the Appellant, moved to amend his petition so as to delete the prior request for side yard setbacks. No objection to said amendment was entered by Protestants or People's Counsel. Mr. Byrnes further stipulated that in the event the variances requested, as amended, were granted, the Appellant would not construct a building higher than two stories.

The evidence elicited can be briefly summarized.

The Appellants produced as witnesses Charles A. Knott, President of The Colonial Co. and Raymond F. Walker, landscape architect and land planner. Both of these gentlemen testified that the proposed office building necessitated a total of 7,500 square feet rather than the 6,000 square feet permitted without a variance, that the structure was not economically feasible without a variance, that the development proposed, without a variance, would create a practical difficulty and an unreasonable hardship, and that an unreasonable burden would be imposed. Finally, both gentlemen indicated that the granting of the requested variance would have no injurious effect upon the public health, safety, and general welfare.

People's Counsel produced as its only witness James Hoswell, Baltimore County planner. Mr. Hoswell testified that although he considered an office use at the subject site most desirable the requested variance was not essential since, as a matter of

THE COLONIAL CO. - #82-130-A

right, the Appellant could obtain his purposes by constructing a two story structure. On cross-examination, Mr. Hoswell candidly admitted that, despite his professional opinion that the requested variance was unnecessary, he did not feel such a variance would create a substantial hardship to the community.

Three Protestants, Charles Sperandio, Gary Eller and Paul Peles, all of Dogwood Road, testified in opposition to the requested variance. All of the Protestants expressed similar concerns; namely, increased traffic and congestion, increased storm water runoff and the lowering of property values.

Section 307 of the Baltimore County Zoning Regulations is the law applicable to the case at bar. A review of Section 307 and the applicable case, Anderson v. Board of Appeals, 22 Md. App. 28 and McLean v. Solley, 270 Md. 208, persuades this Board that the Appellant has demonstrated practical difficulty and unreasonable hardship as such relates to an area variance. The Board is cognizant of the concerns enunciated by the Protestants, however, notes no substantiation of said concerns.

Of course, the Board recognizes that this Appellant, as a matter of right, can construct a much larger facility than that indicated by the submitted site plan. The Board is also mindful of the Appellant's stipulation not to construct a facility higher than two stories and finally, the Board considers the requested variance reasonable inasmuch as the subject site is within the confines of an industrial park.

Finding no injury imminent to the public health, education and general welfare, and noting the practical difficulty and unreasonable hardship which the Appellant would experience, this Board is persuaded that the requested variance should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 23rd day of February, 1983, by the County Board of Appeals, ORDERED that the decision of the Zoning Commissioner, dated March 10, 1982, be and hereby is REVERSED and, therefore, the variance to permit a front yard setback of thirty-five (35) feet in lieu of the

- 2 -

required seventy-five (75) feet petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-13 of the Maryland Rules of Procedure.

B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Keith S. Franz
Keith S. Franz

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
2000 FIRST MARYLAND BUILDING
25 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
301 752-0987

B. CONWAY TAYLOR, JR.
WILLIAM D. PRESTON, JR.
ERNEST C. TRIMBLE
GEORGE D. JOHNSTON
RICHARD J. WHITEFORD
LOUIS S. COOPER, JR.
WILLIAM H. HICKERSON
STANLEY S. FORD
WALTER B. STONE
ROBERT W. WHITE
BENJAMIN FORD DAVIS
ASAC AND S. WICOMI

J. NORRIS BYRNES
NEVETT STEELE, JR.
JAN A. GIBSON
READ AND MCCAFFREY
JOHN A. HANSEN, JR.
RICHARD J. MAID
WEND R. COE, JR.
W. MARLE MCNEERTY
GEORGE J. BACHMACH
CARL S. BIVERNAN
DALE R. WILBERT
J. PETER C. KAHNLAN, JR.
PAUL W. MADOLEN

GERSON B. MEHLMAN
PRISCILLA C. CASKEY
GEORGE H. COUCH
JAMES C. HOLMAN
BARBARA H. LEVINE
ELLEN C. WENNEY
LARRY W. JAMESON
DAVID H. JAMESON
HARRY S. JOHNSON
WILLIAM F. RYAN, JR.
EDWARD F. HOFF
STEVEN L. GATOFF

BARBARA HULL FOSTER
THOMAS P. KIMMITY, JR.
DOYNA W. BILLS
GERARD P. RUMERPLAND
JAMES E. ROSENEY
JONATHAN E. CLARIBORNE
YVONNE A. KIMMEL
ALBERT J. MEZANDOTTE, JR.
BARBARA C. SMITH
OF COUNSEL
W. HAMILTON WHITEFORD
ADMITTED IN INDIANA ONLY

June 4, 1982

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

RE: The Colonial Company
Case No. 82-130-A

Gentlemen:

I represent the Petitioner in the above-captioned matter. I note that it has been scheduled for a hearing on Tuesday, August 3, 1982 at 10:00 a.m.

I will be on vacation on that day and respectfully request that you assign it another hearing date.

Thanking you for your anticipated cooperation, I remain

Yours very truly,

J. Norris Byrnes
J. Norris Byrnes

JNB:dfk

cc: John W. Hessian, III, Esquire

RECEIVED
BALTIMORE COUNTY
JUN 7 10 02 AM '82
CLERK OF COURTS

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
May 27, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-130-A

THE COLONIAL CO.

for Variance from Section 255.2 (243.1 & 2) to permit front yard setback of 35' instead of 75', & permit side yard setbacks of 30' & 10' instead of 50' & 30'

E/S of Woodlawn Drive 150' S. of Dogwood Rd.

1st District

3/10/82 - Z.C. denied petition

ASSIGNED FOR: TUESDAY, AUGUST 3, 1982 at 10 a.m.

cc: James Norris Byrnes, Esq.

Counsel for Petitioner

Mr. Charles Sperandeo

Protestant

Mr. John Peles

"

Mr. Gary Eller

"

John W. Hessian, III, Esq.

People's Counsel

Mr. J. E. Dyer

Mr. W. E. Hammond

Mr. N. E. Gerber

Mr. J. G. Hoswell

Edith T. Eisenhart, Adm. Secretary

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

June 9, 1982

NOTICE OF POSTPONEMENT

CASE NO. 82-130-A

THE COLONIAL CO.

E/S of Woodlawn Drive 150'
S. of Dogwood Road

1st District

Scheduled for hearing on Tuesday, August 3, 1982 at 10 a.m. has been

POSTPONED at the request of counsel for Petitioner (on vacation), and

will be rescheduled at a later date.

cc: James Norris Byrnes, Esq.

Mr. Charles Sperandeo

Mr. John Peles

Mr. Gary Eller

John W. Hessian, III, Esq.

Mr. J. E. Dyer

Mr. W. E. Hammond

Mr. N. E. Gerber

Mr. J. G. Hoswell

Edith T. Eisenhart, Adm. Secretary

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
February 23, 1983

James Norris Byrnes, Esquire
2000 First Maryland Building
25 South Charles Street
Baltimore, Maryland 21201

Re: Case No. 82-130-A
The Colonial Co.

Dear Mr. Byrnes:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Charles Sperandeo
Mr. John Peles
Mr. Gary Eller
John W. Hessian, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell

5/27/82 - Notified of appeal hearing scheduled for TUESDAY, AUGUST 3, 1982 at 10 a.m.

James Norris Byrnes, Esq.
Mr. Charles Sperandeo
Mr. John Peles
Mr. Gary Eller
John W. Hessian, III, Esq.

*Postponed 6-9-82
By Mr. Byrnes
on vacation*

9/2/82 - Above notified of hearing set for Thursday, Oct. 28, 1982, at 10 a.m.

March 10, 1982

James Norris Byrnes, Esquire
2000 First Maryland Building
25 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
E/S of Woodlawn Drive, 150' S
of Dogwood Road - 1st Election
District
The Colonial Company -
Petitioner
NO. 82-130-A (Item No. 51)

Dear Mr. Byrnes:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Ernest C. Trimble, Esquire
Suite 200, Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204

Mr. John Peles
6521 Dogwood Road
Baltimore, Maryland 21207

Mr. Charles Sperandeo
6519 Dogwood Road
Baltimore, Maryland 21207

Mr. Gary Eller
6523 Dogwood Road
Baltimore, Maryland 21207

John W. Hessian, III, Esquire
People's Counsel

William Hammond
Zoning Board
111 Chesapeake Ave.
Towson, Maryland
21204

November 27, 1981

THE COLONIAL COMPANY
Re. Zoning Change
Case # 82-130 A

The purpose of this letter is to express my feelings on a zoning case of which I feel I am an affected party.

Case is scheduled for December 1, 1981 at 9:45 AM. The case number is 82-130A, which is about reduction of set back regulations. I have been in touch with the office of Ernest Tremble, the attorney for Colonial Company, Charles Knott and Mr. Tremble's office explained to me that they found it necessary to alter these set backs in order to be able to develop this land.

My property is located on the corner of Dogwood Road and Woodlawn Drive and it touches Colonial Company's property.

I feel this zoning change will not affect my interest so I therefore have no objections to this zoning change.

Yours truly,
Michael F. Deckelman

Owner of property
6605 Dogwood Road
Baltimore, Maryland,
21207

P.S. Please forward any future correspondence to
Michael F. Deckelman
2816 Granite Road
Woodstock, Maryland
21163

PETITION FOR VARIANCE

1st DISTRICT

ZONING: Petition for Variance
 LOCATION: East side of Woodlawn Drive, 150 ft. South of Dogwood Road
 DATE & TIME: Tuesday, December 1, 1981 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 35' instead of the required 75' and to permit side yard setbacks of 30' and 10' instead of the required 50' and the required 30'

The Zoning Regulations to be excepted as follows:

Section 255.2 (243.1 & .2) - Minimum front yard and side yard setbacks in an M.L. (M.R.) Zone

All that parcel of land in the First District of Baltimore County

Being the property of The Colonial Company as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 1, 1981 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Douglas L. Kennedy, P.E.
 John A. Co. Aquino, L.S.
 William J. Woody, L.S.

(301) 821-0852

KCW CONSULTANTS
 Civil Engineers and Land Surveyors
 744 Dulane Valley Court
 Towson, Maryland, 21204

August 27, 1981

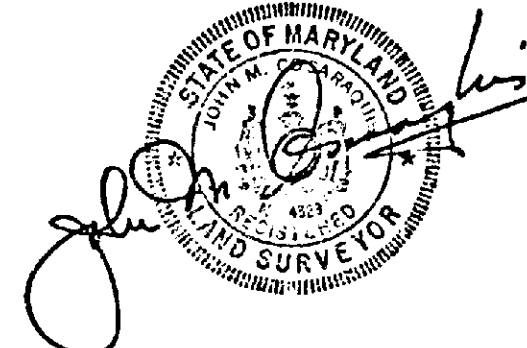
LOT 1-G REVISED PLAT
 MEADOWS INDUSTRIAL PARK
 1st ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning for the same on the East side of Woodlawn Drive, (80 feet wide) at the distance of 150 feet measured southerly from the South side of Dogwood Road, being also the northern most outline of the Revised Plat of Meadows Industrial Park as recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., No. 45 folio 137, thence leaving said Woodlawn Drive and binding on the outline as shown on said Plat South 60° 45' 36" East 428.62 feet, thence leaving said outline and binding on the western outline of the Storm Drain Reservation and Utility Easement as shown on said Plat South 22° 21' 58" West 102.49 feet to the northern most side of a Storm Drain Reservation and Utility Easement as shown on Drawing No. H.R.W. 60-028-2 Baltimore County Department of Public Works, thence binding on the northernmost side of said Reservation and Easement the five following courses and distances North 63° 07' 40" West 114.24 feet, westerly by a line curving to the left with a radius of 345 feet for a distance of 161.15 feet, North 89° 53' 26" West 55.63 feet, South 82° 51' 03" West 41.10 feet and North 63° 07' 40" West 65.14 feet to the East side of Woodlawn Drive, herein referred to, thence binding on the East side of said Drive northeasterly by a line curving to the right with a radius of 804.33 feet for a distance of 206.22 feet to the place of beginning.

Containing 1.5 Acres of land more or less.

Subject to a 10 foot sanitary sewer Right of Way along and through said lot as shown on Right of Way Drawing 51-042 Baltimore County Department of Public Works.

Being Lot 1-G as shown on the Plat of Meadows Industrial Park filed as aforesaid.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

November 25, 1981

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

Ernest C. Trimble, Esquire
 Suite 200 Lafayette Building
 40 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 E/s Woodlawn Dr., 150' S of Dogwood Rd.
 The Colonial Company - Petitioner
 Case #82-130-A

Dear Mr. Trimble:

This is to advise you that \$76.05 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
 WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 102652

DATE 11/30/81 ACCOUNT 01-662

AMOUNT \$76.05

RECEIVED FROM The Colonial Company

FOR Posting & Advertising of Case #82-130-A

373 PENN ST 76.05

VALIDATION ON SIGNATURE OF CASHIER

Office of
COLUMBIA
 Publishing Co., Inc.
 10750 Little Patuxent Pkwy.
 Columbia, MD 21044

November 12 19 81

TO CERTIFY, that the annexed advertisement of

Petition for Variance
 The Colonial Co.

inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 14 day of November 1981, that is to say, the same was inserted in the issues of

November 12, 1981

COLUMBIA PUBLISHING CORP.

By *[Signature]*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

The undersigned residents of Woodlawn, Baltimore County, Md. 1) hereby protest the continuous dumping of construction wastes on Lot 2-G Meadows Industrial Park by Knott Industries, and 2) oppose the granting of a variance to zoning, case #82-130-A for a proposed one-story office building on Lot 1-G Meadows Industrial Park.

Name	Address	Phone
Paul A. Pines	6321 Dogwood Road	298-3571
D. V. Jenkins	6521 Schenck St	
Arnold Maggion	6517 Schenck St	
James S. Livingston	6518 Schenck St	944-5131
Leon E. Fulton	6509 Schenck St	
John P. Pines	6507 Schenck St	944-4090
Eric S. Molina	6505 Schenck St	944-4091
Able Molina	6505 Schenck St	944-6994
Robert A. Raskauskas	6504 Schenck St	265-6246
John P. Pines	6443 Schenck St	944-6081
John P. Pines	6439 Schenck St	944-5291
John P. Pines	6437 Schenck St	
John P. Pines	1906 Englewood Ave	
Emmett J. Roberts	1904 Englewood Ave	
Alison St. Clair		
Charles M. Dehn	6411 Schenck St	944-8152
Melissa Wilson	6409 Schenck St	
Alvin Hiller	1910 Englewood Ave	298-6004
John P. Pines	1901 Englewood Ave	21207
John P. Pines	1905 Englewood Ave	21207
John P. Pines	1907 Englewood Ave	21207
John P. Pines	1909 Englewood Ave	21207
John P. Pines	1911 Englewood Ave	21207
John P. Pines	1913 Englewood Ave	21207
John P. Pines	1915 Englewood Ave	21207
John P. Pines	1917 Englewood Ave	21207
John P. Pines	1919 Englewood Ave	21207
John P. Pines	1921 Englewood Ave	21207
John P. Pines	1923 Englewood Ave	21207
John P. Pines	1925 Englewood Ave	21207
John P. Pines	1927 Englewood Ave	21207
John P. Pines	1929 Englewood Ave	21207
John P. Pines	1931 Englewood Ave	21207
John P. Pines	1933 Englewood Ave	21207
John P. Pines	1935 Englewood Ave	21207
John P. Pines	1937 Englewood Ave	21207
John P. Pines	1939 Englewood Ave	21207
John P. Pines	1941 Englewood Ave	21207
John P. Pines	1943 Englewood Ave	21207
John P. Pines	1945 Englewood Ave	21207
John P. Pines	1947 Englewood Ave	21207
John P. Pines	1949 Englewood Ave	21207
John P. Pines	1951 Englewood Ave	21207
John P. Pines	1953 Englewood Ave	21207
John P. Pines	1955 Englewood Ave	21207
John P. Pines	1957 Englewood Ave	21207
John P. Pines	1959 Englewood Ave	21207
John P. Pines	1961 Englewood Ave	21207
John P. Pines	1963 Englewood Ave	21207
John P. Pines	1965 Englewood Ave	21207
John P. Pines	1967 Englewood Ave	21207
John P. Pines	1969 Englewood Ave	21207
John P. Pines	1971 Englewood Ave	21207
John P. Pines	1973 Englewood Ave	21207
John P. Pines	1975 Englewood Ave	21207
John P. Pines	1977 Englewood Ave	21207
John P. Pines	1979 Englewood Ave	21207
John P. Pines	1981 Englewood Ave	21207
John P. Pines	1983 Englewood Ave	21207
John P. Pines	1985 Englewood Ave	21207
John P. Pines	1987 Englewood Ave	21207
John P. Pines	1989 Englewood Ave	21207
John P. Pines	1991 Englewood Ave	21207
John P. Pines	1993 Englewood Ave	21207
John P. Pines	1995 Englewood Ave	21207
John P. Pines	1997 Englewood Ave	21207
John P. Pines	1999 Englewood Ave	21207
John P. Pines	2001 Englewood Ave	21207
John P. Pines	2003 Englewood Ave	21207
John P. Pines	2005 Englewood Ave	21207
John P. Pines	2007 Englewood Ave	21207
John P. Pines	2009 Englewood Ave	21207
John P. Pines	2011 Englewood Ave	21207
John P. Pines	2013 Englewood Ave	21207
John P. Pines	2015 Englewood Ave	21207
John P. Pines	2017 Englewood Ave	21207
John P. Pines	2019 Englewood Ave	21207
John P. Pines	2021 Englewood Ave	21207
John P. Pines	2023 Englewood Ave	21207
John P. Pines	2025 Englewood Ave	21207
John P. Pines	2027 Englewood Ave	21207
John P. Pines	2029 Englewood Ave	21207
John P. Pines	2031 Englewood Ave	21207
John P. Pines	2033 Englewood Ave	21207
John P. Pines	2035 Englewood Ave	21207
John P. Pines	2037 Englewood Ave	21207
John P. Pines	2039 Englewood Ave	21207
John P. Pines	2041 Englewood Ave	21207
John P. Pines	2043 Englewood Ave	21207
John P. Pines	2045 Englewood Ave	21207
John P. Pines	2047 Englewood Ave	21207
John P. Pines	2049 Englewood Ave	21207
John P. Pines	2051 Englewood Ave	21207
John P. Pines	2053 Englewood Ave	21207
John P. Pines	2055 Englewood Ave	21207
John P. Pines	2057 Englewood Ave	21207
John P. Pines	2059 Englewood Ave	21207
John P. Pines	2061 Englewood Ave	21207
John P. Pines	2063 Englewood Ave	21207
John P. Pines	2065 Englewood Ave	21207
John P. Pines	2067 Englewood Ave	21207
John P. Pines	2069 Englewood Ave	21207
John P. Pines	2071 Englewood Ave	21207
John P. Pines	2073 Englewood Ave	21207
John P. Pines	2075 Englewood Ave	21207
John P. Pines	2077 Englewood Ave	21207
John P. Pines	2079 Englewood Ave	21207
John P. Pines	2081 Englewood Ave	21207
John P. Pines	2083 Englewood Ave	21207
John P. Pines	2085 Englewood Ave	21207
John P. Pines	2087 Englewood Ave	21207
John P. Pines	2089 Englewood Ave	21207
John P. Pines	2091 Englewood Ave	21207
John P. Pines	2093 Englewood Ave	21207
John P. Pines	2095 Englewood Ave	21207
John P. Pines	2097 Englewood Ave	21207
John P. Pines	2099 Englewood Ave	21207
John P. Pines	2101 Englewood Ave	21207
John P. Pines	2103 Englewood Ave	21207
John P. Pines	2105 Englewood Ave	21207
John P. Pines	2107 Englewood Ave	21207
John P. Pines	2109 Englewood Ave	21207
John P. Pines	2111 Englewood Ave	21207
John P. Pines	2113 Englewood Ave	21207
John P. Pines	2115 Englewood Ave	21207
John P. Pines	2117 Englewood Ave	21207
John P. Pines	2119 Englewood Ave	21207
John P. Pines	2121 Englewood Ave	21207
John P. Pines	2123 Englewood Ave	21207
John P. Pines	2125 Englewood Ave	21207
John P. Pines	2127 Englewood Ave	21207
John P. Pines	2129 Englewood Ave	21207
John P. Pines	2131 Englewood Ave	21207
John P. Pines	2133 Englewood Ave	21207
John P. Pines	2135 Englewood Ave	21207
John P. Pines	2137 Englewood Ave	21207
John P. Pines	2139 Englewood Ave	21207
John P. Pines	2141 Englewood Ave	21207
John P. Pines	2143 Englewood Ave	21207
John P. Pines	2145 Englewood Ave	21207
John P. Pines	2147 Englewood Ave	21207
John P. Pines	2149 Englewood Ave	21207
John P. Pines	2151 Englewood Ave	21207
John P. Pines	2153 Englewood Ave	21207
John P. Pines	2155 Englewood Ave	21207
John P. Pines	2157 Englewood Ave	21207
John P. Pines	2159 Englewood Ave	21207
John P. Pines	2161 Englewood Ave	21207
John P. Pines	2163 Englewood Ave	21207
John P. Pines	2165 Englewood Ave	21207
John P. Pines	2167 Englewood Ave	21207
John P. Pines	2169 Englewood Ave	21207
John P. Pines	2171 Englewood Ave	21207
John P. Pines	2173 Englewood Ave	21207
John P. Pines	2175 Englewood Ave	21207
John P. Pines	2177 Englewood Ave	21207
John P. Pines	2179 Englewood Ave	21207
John P. Pines	2181 Englewood Ave	21207
John P. Pines	2183 Englewood Ave	21207
John P. Pines	2185 Englewood Ave	21207
John P. Pines	2187 Englewood Ave	21207
John P. Pines	2189 Englewood Ave	21207
John P. Pines	2191 Englewood Ave	21207
John P. Pines	2193 Englewood Ave	21207
John P. Pines	2195 Englewood Ave	21207
John P. Pines	2197 Englewood Ave	21207
John P. Pines	2199 Englewood Ave	21207
John P. Pines	2201 Englewood Ave	21207
John P. Pines	2203 Englewood Ave	21207
John P. Pines	2205 Englewood Ave	21207
John P. Pines	2207 Englewood Ave	21207
John P. Pines	2209 Englewood Ave	21207
John P. Pines	2211 Englewood Ave	21207
John P. Pines	2213 Englewood Ave	21207
John P. Pines	2215 Englewood Ave	21207
John P. Pines	2217 Englewood Ave	21207
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John P. Pines	2221 Englewood Ave	21207
John P. Pines	2223 Englewood Ave	21207
John P. Pines	2225 Englewood Ave	21207
John P. Pines	2227 Englewood Ave	21207
John P. Pines	2229 Englewood Ave	21207
John P. Pines	2231 Englewood Ave	21207
John P. Pines	2233 Englewood Ave	21207
John P. Pines	2235 Englewood Ave	21207
John P. Pines	2237 Englewood Ave	21207
John P. Pines	2239 Englewood Ave	21207
John P. Pines	2241 Englewood Ave	21207
John P. Pines	2243 Englewood Ave	21207
John P. Pines	2245 Englewood Ave	21207
John P. Pines	2247 Englewood Ave	21207
John P. Pines	2249 Englewood Ave	21207
John P. Pines	2251 Englewood Ave	21207
John P. Pines	2253 Englewood Ave	21207
John P. Pines	2255 Englewood Ave	21207
John P. Pines	2257 Englewood Ave	21207
John P. Pines	2259 Englewood Ave	21207
John P. Pines	2261 Englewood Ave	21207
John P. Pines	2263 Englewood Ave	21207
John P. Pines	2265 Englewood Ave	21207
John P. Pines	2267 Englewood Ave	21207
John P. Pines	2269 Englewood Ave	21207
John P. Pines	2271 Englewood Ave	21207
John P. Pines	2273 Englewood Ave	21207
John P. Pines	2275 Englewood Ave	21207
John P. Pines	2277 Englewood Ave	21207
John P. Pines	2279 Englewood Ave	21207
John P. Pines	2281 Englewood Ave	21207
John P. Pines	2283 Englewood Ave	21207
John P. Pines	2285 Englewood Ave	21207
John P. Pines	2287 Englewood Ave	21207
John P. Pines	2289 Englewood Ave	21207
John P. Pines	2291 Englewood Ave	21207
John P. Pines	2293 Englewood Ave	21207
John P. Pines	2295 Englewood Ave	21207
John P. Pines	2297 Englewood Ave	21207
John P. Pines	2299 Englewood Ave	21207
John P. Pines	2301 Englewood Ave	21207
John P. Pines	2303 Englewood Ave	21207
John P. Pines	2305 Englewood Ave	21207
John P. Pines	2307 Englewood Ave	21207
John P. Pines	2309 Englewood Ave	21207
John P. Pines	2311 Englewood Ave	21207
John P. Pines	2313 Englewood Ave	21207
John P. Pines	2315 Englewood Ave	21207
John P. Pines	2317 Englewood Ave	21207
John P. Pines	2319 Englewood Ave	21207
John P. Pines	2321 Englewood Ave	21207
John P. Pines	2323 Englewood Ave	21207
John P. Pines	2325 Englewood Ave	21207
John P. Pines	2327 Englewood Ave	21207
John P. Pines	2329 Englewood Ave	21207
John P. Pines	2331 Englewood Ave	21207

The undersigned residents of Woodlawn, Baltimore County, Md. 1) hereby protest the continuous dumping of construction wastes on Lot 2-G Meadows Industrial Park by Knott Industries, and 2) oppose the granting of a variance to zoning, case #82-130-A for a proposed one-story office building on Lot 1-G Meadows Industrial Park.

Name	Address	Phone
Norman E. Davis	1435 Belmont Ave.	21207 265-1443
Mr. E. E. Gandy	6445 Belmont	21207 214-0465
Ralph J. Gandy	6417 Belmont	21207
Yolande J. Gandy	6419 Belmont	21207
Edith J. Gandy	1917 E. Woodlawn Dr.	21207
Norman E. Gandy	1917 E. Woodlawn Dr.	21207
Marie W. Gandy	1913 E. Woodlawn Dr.	21207
Arthur J. Gandy	1911 E. Woodlawn Dr.	21207
Byron J. Gandy	1912 E. Woodlawn Dr.	21207
John J. Gandy	1945 E. Woodlawn Dr.	21207
Ken E. Gandy	6437 Belmont St.	21207
Barbara J. Gandy	6431 Belmont St.	21207
Mr. E. Gandy	6435 Belmont St.	21207
Mr. J. Gandy	6441 Belmont St.	21207
Patrick J. Gandy	6443 Belmont St.	21207
John J. Gandy	6503 Belmont St.	21207
John J. Gandy	6505 Belmont St.	21207
John J. Gandy	509 Belmont St.	21207
John J. Gandy	6515 Belmont St.	21207
John J. Gandy	6519 Belmont St.	21207
Mr. J. Gandy	6514 Belmont	21207
John J. Gandy	6438 Woodlawn Dr.	944-3288
John J. Gandy	6442 Woodlawn Dr.	944-3523
John J. Gandy	6442 Woodlawn Dr.	944-3522
Charles J. Gandy	6502 Dogwood Rd.	265-8170
Michael J. Gandy	6502 Dogwood Rd.	265-8170

Ernest C. Trimble, Esquire
Suite 200 Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204

November 3, 1981

NOTICE OF HEARING

RE: Petition for Variance
E/S Woodlawn Dr., 150' S of Dogwood Road
The Colonial Company
Case #82-130-A Item #51

TIME: 9:45 A.M.

DATE: Tuesday, December 1, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

November 25, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case #82-130-A
Colonial Company - Petitioner

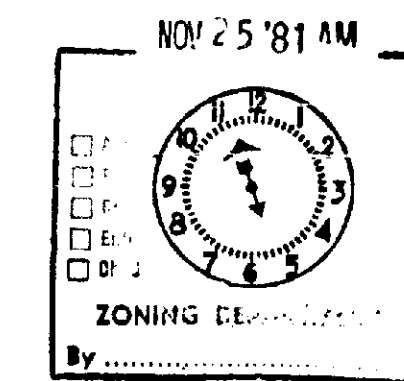
Dear Mr. Hammond:

Please be advised that I will not be available to attend the above hearing. Therefore, I have requested Mr. J. Norris Byrnes to be present at the hearing in my place.

Very truly yours,

Ernest C. Trimble

ECT:klr



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date: November 16, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-130-A Item 51

Petition for Variance
East side of Woodlawn Drive, 150 ft. South of Dogwood Road
Petitioner- The Colonial Company

First District

HEARING: Tuesday, December 1, 1981 (9:45 A.M.)

This office is opposed to the granting of the petitioner's request for a side yard variance. The intent of the applicable portion of the zoning regulations is to protect residential development. Were this particular request granted, the 50 foot buffer adjacent to the residential properties along Dogwood Road would be reduced to 30 feet.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 5, 1982

Mr. Charles Sperandio
6512 Dogwood Road
Baltimore, Maryland 21207

RE: Petition for Variances
E/S of Woodlawn Drive, 150' S of Dogwood
Rd. - 1st Election District
The Colonial Company - Petitioner
NO. 82-130-A (Item No. 51)

Dear Mr. Sperandio:

Please be advised that an Appeal has been filed by James Norris Byrnes, Esquire in behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/mc

cc: Mr. John Peles
6521 Dogwood Road
Baltimore, Maryland 21207

Mr. Gary Eller
6523 Dogwood Road
Baltimore, Maryland 21207

LAW OFFICES
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

WILBUR D. PRESTON, JR.
ERNEST C. TRIMBLE
EDWARD A. JOHNSTON
GEORGE S. TAYLOR
RICHARD C. WHITEFORD
WILLIAM B. WHITEFORD
LOUIS G. CLOSE, JR.
WILLIAM B. WHITEFORD
STANLEY B. BOND
WALTER E. STONE
ROBERT W. WRIGHT
BENJAMIN FORD OWENS
ANDREW B. BODICUT

2000 FIRST MARYLAND BUILDING
25 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
301 752-0987

GEORGE B. NEWMAN
FRANCIS C. CASEY
THOMAS F. FINNEY, JR.
DONNA A. SILL
JAMES F. ROSENBERG
JAMES F. ROSENBERG
JOSEPHINE E. CLAIBORNE
YOUNG M. HIGHT
ALBERT J. WIEZANOWSKI
BARBARA S. BARN
OF COUNSEL
W. HAMILTON WHITEFORD
EDWARD F. HOFF
STEVEN L. BRIDGES
REGISTERED IN MARYLAND ONLY

April 2, 1982

William E. Hammond, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: The Colonial Company Petition For Variances
No. 82-130-A (Item No. 51)

Dear Mr. Hammond:

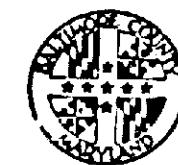
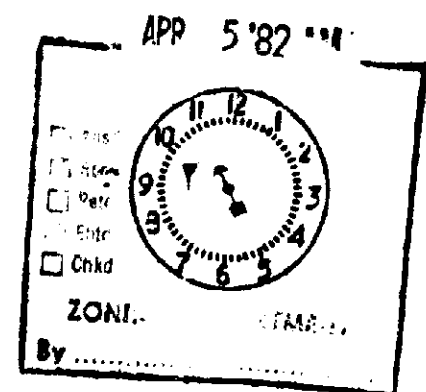
Please file the enclosed Notice and Petition for Appeal in the above-captioned matter. I have enclosed my check in the amount of \$35.00 to cover the cost of filing. If you have any questions concerning this, please do not hesitate to call.

Yours very truly,

J. Norris Byrnes

JNB:dfk
Enclosures

cc: Peter Max Zimmerman, Esquire
Deputy People's Counsel



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL 494-2188

March 2, 1983

The Honorable
William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: The Colonial Co., Petitioner
Zoning Case No. 82-130-A

Dear Mr. Hackett:

A review of the Opinion and Order dated February 23, 1983, shows that although the Board conditioned the grant upon Petitioner's agreed limitation of the height of the proposed structure to two stories, the Order does not explicitly refer to the limitation. We respectfully request, therefore, that the Board issue an Amended Order incorporating the stated height limitation.

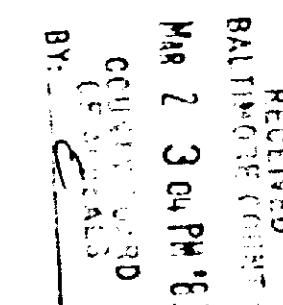
We should appreciate consideration of this request prior to the expiration of the time for appeal, March 25, 1983.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: J. Norris Byrnes, Esquire

PMZ:sh



494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
March 24, 1983

James Norris Byrnes, Esquire
2000 First Maryland Building
25 South Charles Street
Baltimore, Md. 21201

Re: Case No. 82-130-A
The Colonial Co.

Dear Mr. Byrnes:

Enclosed herewith is a copy of the Amended Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Charles Sperandio
Mr. John Peles
Mr. Gary Eller
John W. Hessian, III, Esquire
James E. Dyer
William E. Hammond
Norman E. Gerber
James G. Hoswell

82-130-A

11-13-81

82-130-A

Date of Posting April 16, 1982

November 27, 1981

THE COLONIAL COMPANY

Re. Zoning Change
Case # 82-130 A

Yours truly,
Michael F. Deckelman

12:00

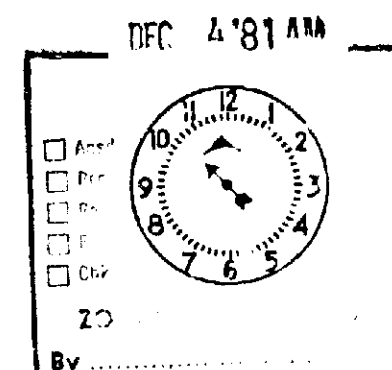
December 3, 1981

Re: The Colonial Company
Case #82-130-A

Dear Mr. Hammond,

I doubted that this was the case, which is why I took the time to check. There was no evidence to show when those photographs had been taken. To my knowledge the condition of the site has not changed in over eight years, and I wanted you to be aware of this.

CAX/KW



FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
criptions checked/ and ne plotted on map										
ion number added to ne										
Denied										
ted by SA, CC, CA										
owed by: <u>OWS</u>										
ous case: <u>68-542 ?</u>										

Revised Plans:
 Change in outline or description Yes
No

Map # NW 3F

TOWSON, MD., November 12, 1981

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$.....

Your Petition has been received this 28 day of Aug, 1987.
Filing Fee \$ 25 Received

No. 102603

Received: Check
 Cash
 Other

E. Hammond, Zoning Commissioner

wed by DMT

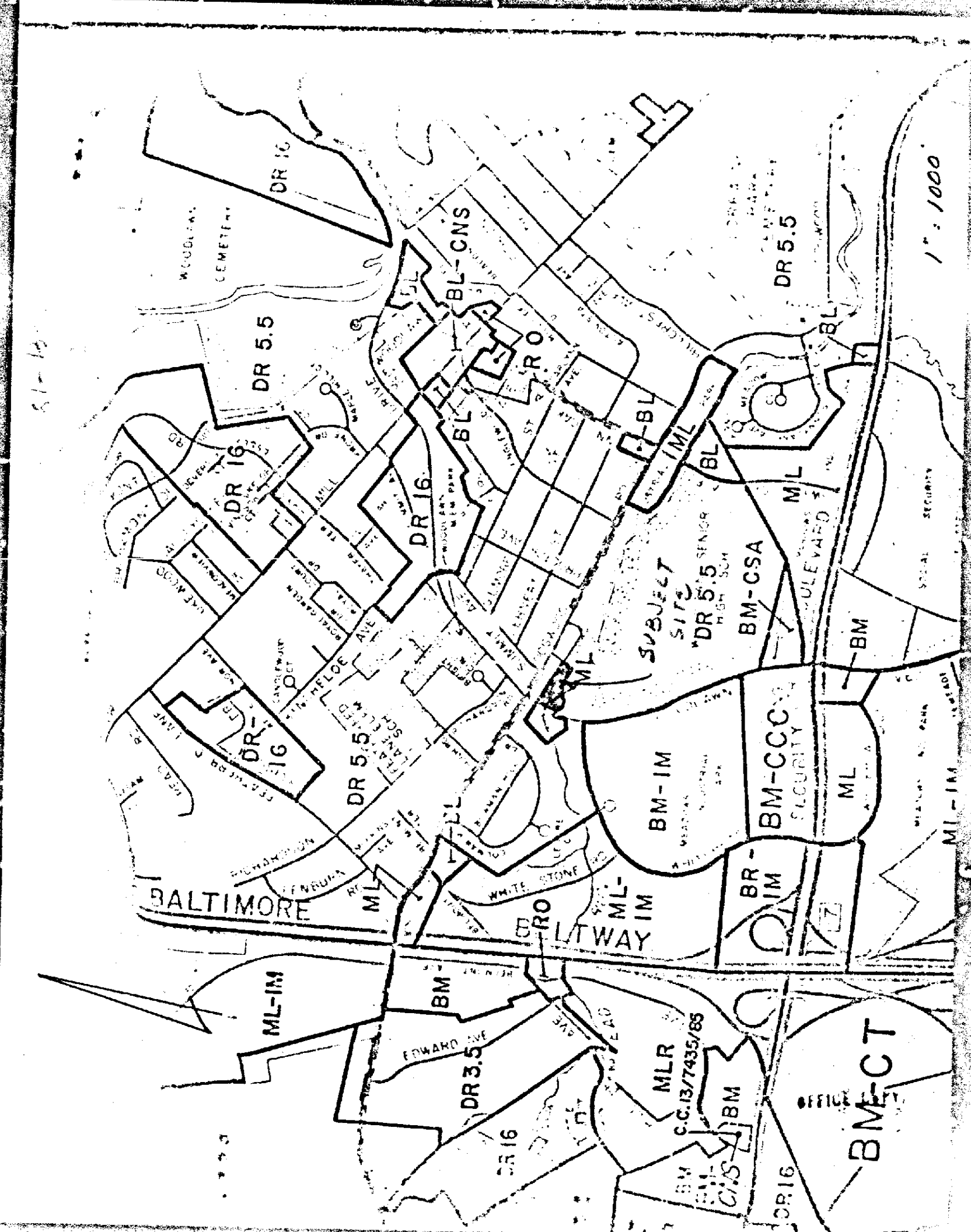
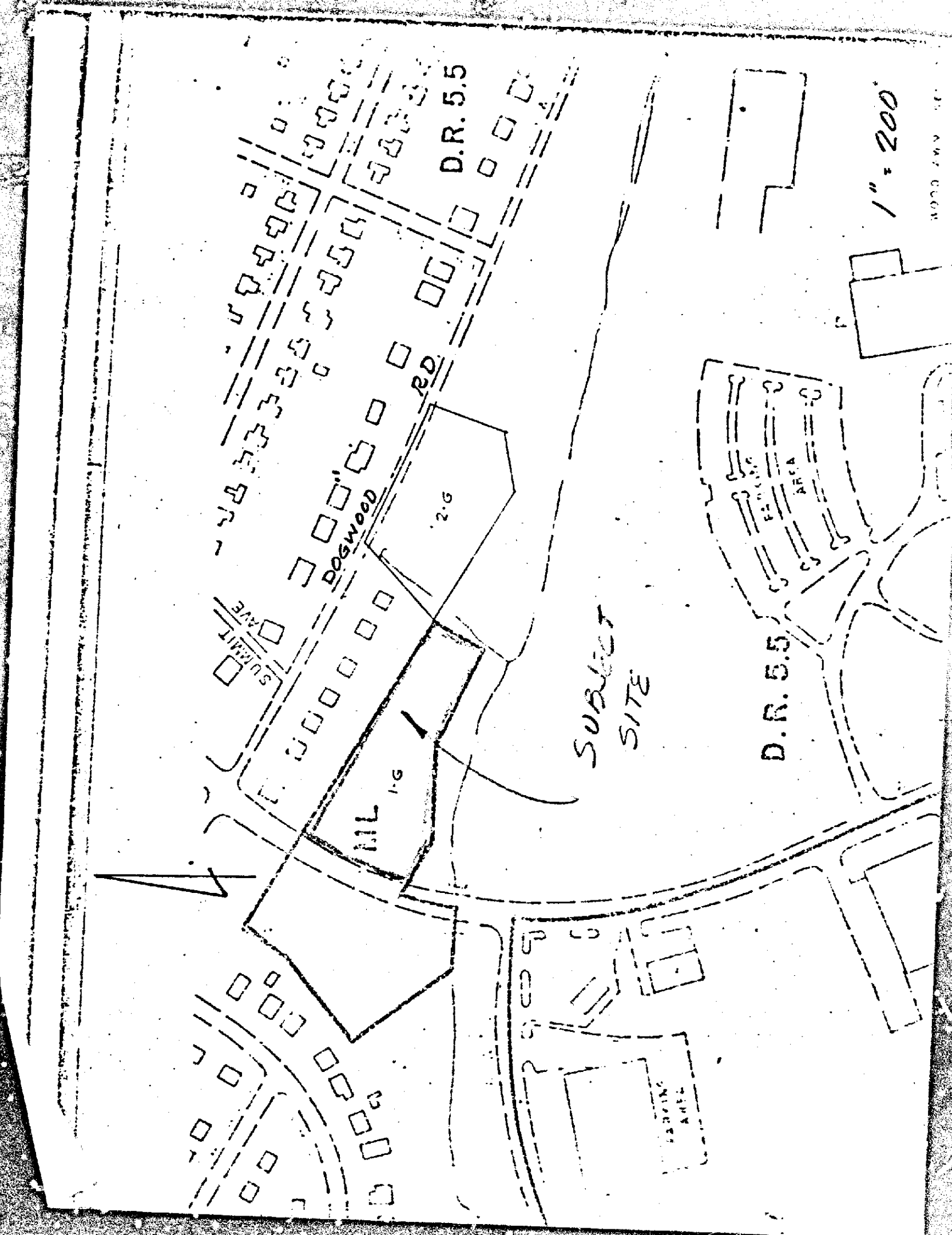
f the Petition for assignment of a

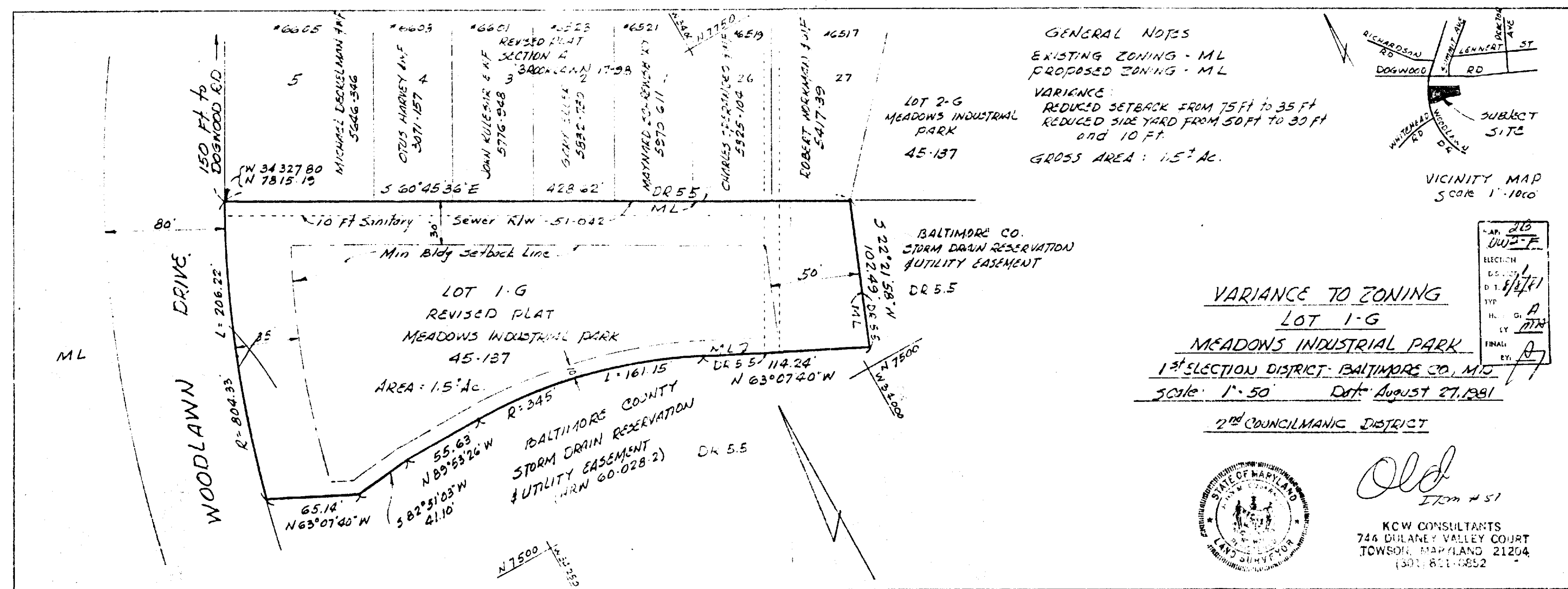
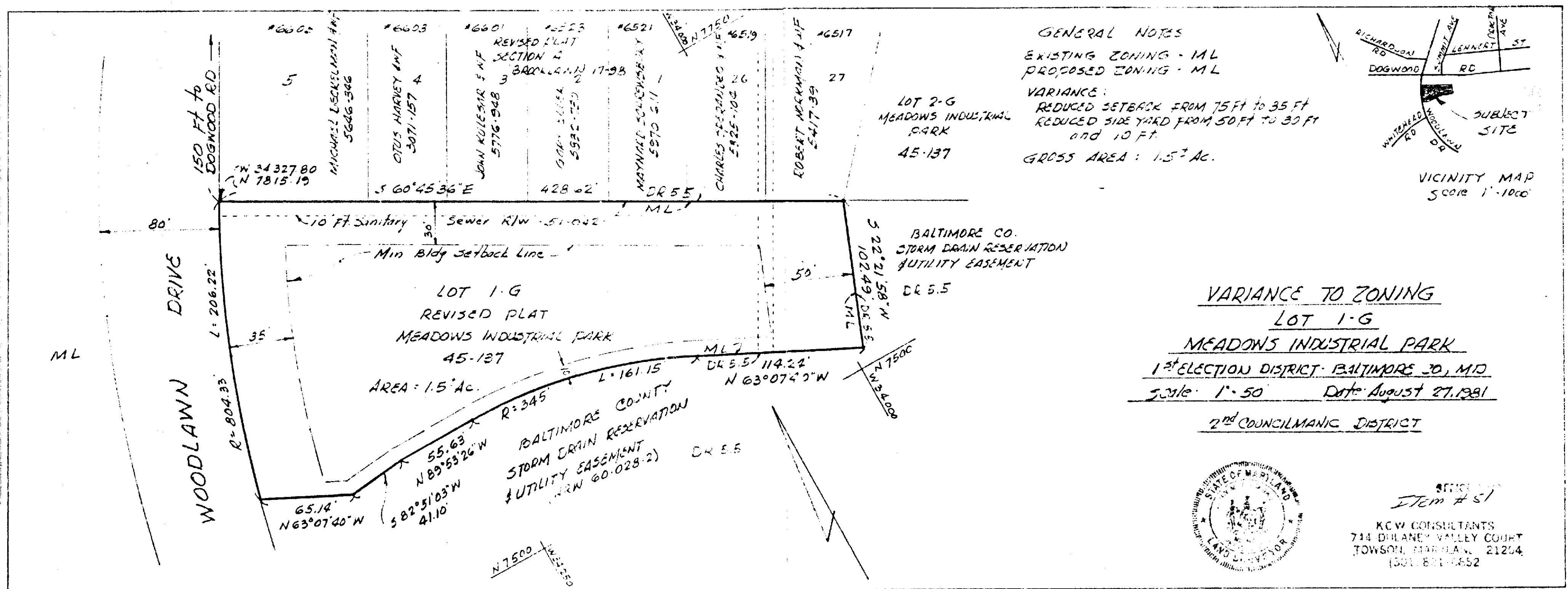
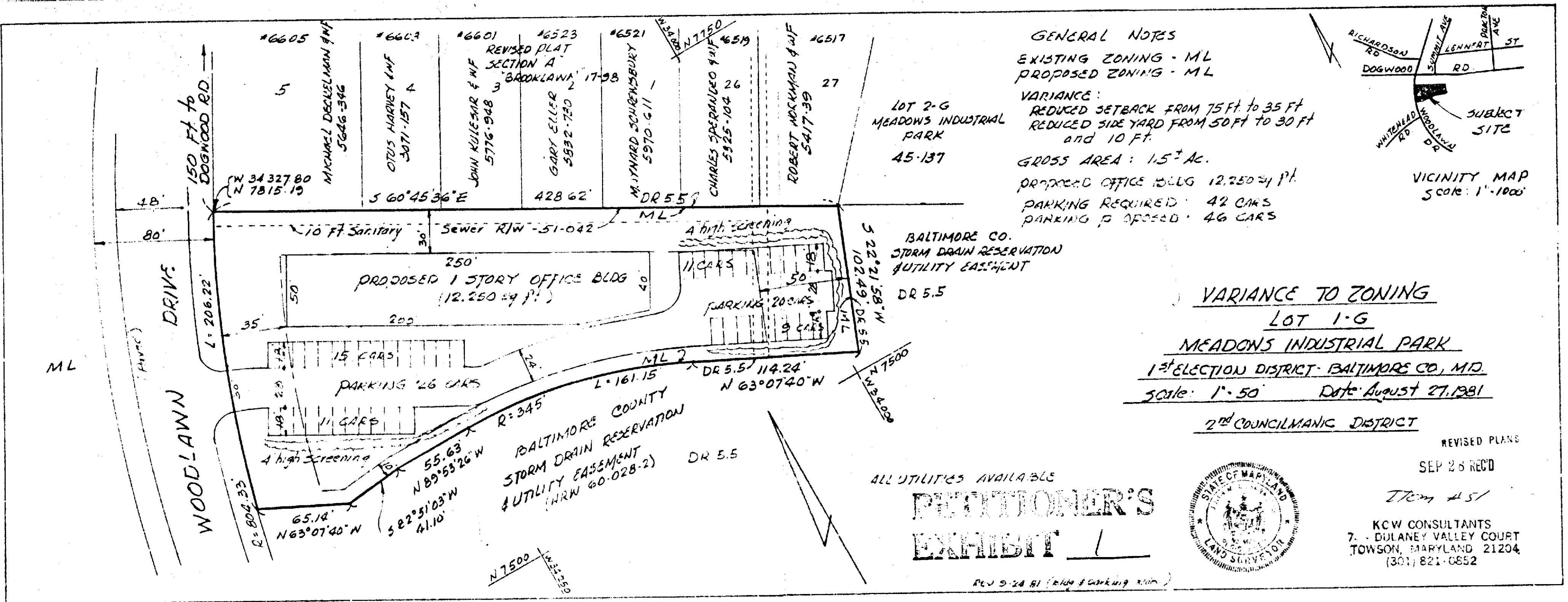
No. 106848

\$40.00

6567488 9 40000

VALIDATION OR SIGNATURE OF CASHIER





DOGWOOD ROAD

ZONED D.R. 5.5

WOODLAWN DRIVE

ZONED ML

WOODLAWN HIGH SCHOOL
ZONED DR 5.5

STORMWATER MANAGEMENT AREA

NOTES

1. TOTAL FLOOR AREA SHOWN = 14,832 SQ. FT.
2. TOTAL PARKING SHOWN = 31 SPACES
3. EXISTING ZONING = ML
REQUIRED SETBACKS - FRONT = 75'
SIDE = 50'

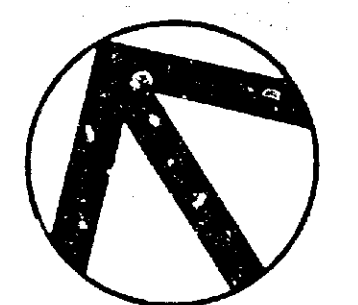
PARCEL 1-G

MEADOWS INDUSTRIAL PARK



DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE 301-296-3333

SKETCH PLAN



DATE	REVISIONS

SCALE: 1" = 20'	
JOB ORDER NO. 82057	
ISSUE DATE 0-15-82	